



5 Side Ley  
Kegworth  
Leics  
DE74 2FJ

01509 233433

**TO LET**  
**£57,750 pax**



**Warehouse & Offices**

**1,129.14 sq m (12,154 sq ft)**

# 5 Side Ley, Kegworth, Leics, DE74 2FJ

## LOCATION

The subject property fronts Side Ley within the village of Kegworth, close to its junction with Nottingham Road approximately 1 mile from Junction 24 of the M1 motorway and close to East Midlands Airport. The property's location is shown on the plan within these particulars.

## DESCRIPTION

Detached industrial/warehouse premises on self-contained secure site, refurbished to a high standard to provide gas central heated office, factory and secure yard area.

The property may suit alternative users, subject to planning.

## ACCOMMODATION

Reception/Offices	240.99 sq m	(2,594 sq ft)
Main Factory	467.21 sq m	(5,029 sq ft)
Rear Factory	192.21 sq m	(2,069 sq ft)
Side Storage/Office	186.92 sq m	(2,012 sq ft)
Kitchen/Bike Store	41.81 sq m	(450 sq ft)
<b>Total GIA</b>	<b>1,129.14 sq m</b>	<b>(12,154 sq ft)</b>

## TENURE

The property is available on a new lease on terms to be agreed.

## RENT

**£57,750 (fifty seven thousand seven hundred and fifty pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: NW Leicestershire District Council  
Period: 2020/2021  
Rateable Value: TBC

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will be charged on the rent.

## EPC

The property has an Energy Performance Asset Rating of 90 within Band D (dated 8 May 2011).

## PLANNING

The premises have an established use as a factory and premises. Interested parties should satisfy themselves as to their intended use.

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## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations